



Town of Moultonborough Planning Board

Notice of Decision

Boundary Line Adjustment

**Steckler Family Revocable Trust, Arthur Steven and Karen Cafaro,
Marcia and Philip Steckler, and Magareta L. Schenk Revocable Trust
Tax Map 247, Lots 4-7**

April 13, 2011

**Applicant: Steckler Family Revocable Trust, et al.
40 Eaton Avenue
Brattleboro, VT 05301**

Location: Geneva Point Road/(Tax Map 247, Lots 4, 5, 6 and 7)

On April 13, 2011 the Planning Board of the Town of Moultonborough opened a public hearing on the application of Steckler Family revocable Trust, et al (hereinafter referred to as the "Applicant" and/or "Owner") for a Boundary Line Adjustment to swap 2,427 sq.ft. from Lot 5 to Lot 4, making Lot 4 larger, and simultaneously to "swing" the lot lines of the remaining three (3) lots by 2,427 sq.ft., with lots 5 and 6 remaining the same size and lot 7 being reduced in size to 2.427 sq.ft. in the Residential Agricultural (RA) Zoning District.

The public hearing was closed on April 13, 2011. At the regularly scheduled Planning Board meeting on April 13, 2011 the Board voted by a vote of six (6) in favor (Coppinger, Charest, Fairchild, Maroun, Howard, Jensen), none (0) opposed, to **GRANT** their request for a Boundary Line Adjustment subject to the following conditions:

1. Conformance with Plan

All pins shall be set in conformance with the plans entitled, "Boundary Line Adjustment Plan of Lands of Steckler Family revocable Trust#1 (Tax Map 247 Lot 4) Arthur and Karen Cafaro (Tax Map 1247 Lot 5) Marcia and Philip Steckler (Tax Map 247 Lot 6) Margareta Schenck revocable Trust, et al (Tax Map 247 Lot 7) Geneva Point Road, Moultonborough, NH" prepared by David M. Dolan Associates, P.C., 87 Whittier Highway, Moultonborough, NH 03254, dated March 22, 2011.

2. Endorsement of Plan

Following the vote of approval by the Planning Board, and the statutory thirty (30) day appeal period in accordance with RSA 677:15, the Planning Board Chairman shall sign the approved plan, subject to conditions of this approval, which shall be recorded at the Carroll County

Registry of Deeds. The conditions of approval of this Boundary Line Adjustment review shall be placed on the final plans, or this decision shall be recorded with the plans, at the Carroll County Registry of Deeds, in accordance with RSA 676:3 (III), within ninety (90) days of signing of the plans by the Planning Board Chair.

3. Conformance with Subdivision Regulation 5.4 – Final Plat

The applicant shall fully comply with Section 5.4 of the Subdivision Regulations pertaining to Boundary Line Adjustments and the recording of executed Deeds within one hundred and twenty (120) days of endorsement of the plat.

4. Pins to be Set

All pins and other boundary markers shall be set by the applicant or their agent within six (6) months of the signing of the plat by the Planning Board Chair.

5. Waivers

The Planning Board hereby grants the applicant's request for waivers to Section 4.3 of the Subdivision Regulations for the sites.

6. Testimony and Representation at Public Meetings

All testimony and representations made by the applicant or their representatives during the Public Hearing(s) and Public Meeting(s) shall be incorporated into this approval and are part of this Notice of Decision.

This decision shall not take effect until thirty (30) days have elapsed and no appeal has been filed or that if such appeal has been filed, and it has been dismissed or denied, it is recorded in the Carroll County Registry of Deeds, in accordance with RSA 677:15.

Joanne Coppinger
Chairman, Planning Board

Date _____